

## ***Memorandum***

**To:** Planning Commission Members  
**From:** Development Department  
**CC:** Honorable Members of City Council, Clerk of Council, City Departments  
**Date:** June 29, 2012  
**Re:** Staff Report for Lamplighter Senior Village – Development Plan

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### **Item #3 – Lamplighter Senior Village - Development Plan**

**(PID #201206040025)**

**Application:** Development Plan  
**Location:** Lamplighter Drive  
**Applicant:** Todd Valentine  
**Zoning:** PUD-R  
**Use:** Multi-Family Residential

#### **Relevant Code Section(s):**

- 1135.14 Zoning Districts and Regulations – Planned Unit Development District

#### **Project Summary:**

The applicant is proposing to construct a housing development for residents 55+ years of age on a seven acre site located on the south side of Lamplighter Drive. Proposed improvements include a community center as well as fifty (50) dwelling units located within five structures. According to submitted materials, all aspects of the project are compliant with the 1990 Americans with Disabilities Act with 2008 Amendments.

#### **Site Plan**

The 7.011 acre site will be accessed by two curb cuts off Lamplighter Drive and will require the extension of the roadway as well as water and sanitary to the eastern border of the site. The eight foot bike path on the south side of Lamplighter Drive will also be extended with this development.

The site's two primary entrance drives are 26' in width and located on either side of the two-story structures, with 20' wide access drives extending between the single-story structures. To provide an adequate width for fire trucks, four foot reinforced sidewalks are proposed directly adjacent to the 20' access roads. Due to the narrow widths of the roadway, No Parking Fire Lane signs are proposed on both sides of all roadways.

In addition to the five residential structures proposed on the site, a community area with a dog park, shelter house, and community garden area is proposed as amenities for its residents. Additionally, a retention pond is proposed in the southeast corner of the property to accommodate onsite stormwater, with a walking trail and benches located around its perimeter. The roadway near the pond is bordered by a treated wood timber guard rail.

### Building

Three single-story residential buildings and two two-story buildings are proposed with this development, with a total of 50 dwelling units. All units are proposed to be 900 square feet in area and have been designed with Universal Design Features.

Three single-story residential buildings are proposed, two with four-units and one with two-units. All single-story structures are finished in a combination of stone and siding. The stone veneer (Allegany Limestone) water table is proposed for accent and around the entirety of the three single-story structures with the remaining finish with vinyl siding ("Rugged Canyon"). All shingles are to be dimensional ("Weathered Rock"), consistent with other structures in the area. Vinyl shutters are to accent the structures and will be colored Russet Red and Forest Green on buildings 3 and 4 respectively.

Two two-story buildings are proposed in the eastern portion of the site and are to be finished with a similar combination of cultured stone veneer ("Allegany Limestone"), vinyl siding (color "Wicker") and a with dimensional shingles ("Weathered Rock"). To add architectural detail, vinyl shakes ("Rugged Canyon") have been added to the gables. Both two-story structures will have the same exterior finishes. Four carports are proposed to provide parking to the two-story structures, located on the north and south sides of the structures. The carports will have the same finish as the main structures, with a stone veneer base and dimensional shingles, with white columns.

The proposed community building will be finished in a combination of Allegany Limestone stone veneer and "Russet Red" vinyl siding, with dimensional shingles. The building will be approximately 3,250 square feet with community space, an exercise room, and a kitchenette. Additionally, the proposed shelter will incorporate similar building material and finishes.

### Parking

104 parking spaces are proposed with the development. Of this, 32 will be within the proposed carports, 51 are designated for the two-story structures, 15 are located next to the community building and shelter house, and 6 spaces are located adjacent to building 5 (the southern-most of the single-story structures) to provide guest parking for the single-story structures. Additionally, all units located in the single-story structures have a 1.5 car attached garage, and driveways of appropriate length to house an additional vehicle.

### Lighting

Site lighting is proposed in all parking areas including along the main access roads, on either side of the two-story structures, and around the community building and shelter house. Lighting will be Grande Jefferson, to remain in character with adjacent development.

### Signage

An entry sign is proposed fronting Lamplighter Drive, displaying the project name, address and phone number. The sign will have a stone base to match the residential structures, as well as stone columns with a sloped stone cap for framing. Stone columns are also proposed next to the sign, with decorative black metal fencing

between them. A ground light will illuminate the sign. The total sign display height is 6'4", with the sign face having dimensions of 6' wide by 3' tall.

### **Code Analysis:**

Per Section 1135.14 of the Codified Ordinances of Grove City, Planning Commission is charged with reviewing and evaluating Preliminary and Final Development Plan applications by applying the eight (8) findings.

- (1) The uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under any other district.**

**Finding Met:** Staff does not feel that the proposed housing complex will be detrimental to present and potential surrounding uses. The site is bordered by residential properties to the north (Creative Housing), south (township low-density residential), and west (Emeritus at Pinnacle) and by undeveloped agricultural land to the east.

- (2) Any exception from Zoning Code (Ordinance C79-74, passed January 20, 1975) requirements is warranted by the design and amenities incorporated in the Development Plan.**

**Finding Met:** The proposed development does not meet some of the setback requirements for PUD-R developments adjacent to single-family residential; however staff feels that the landscaping proposed will effectively buffer the proposed use from the low-density residential to the south.

- (3) Land surrounding the proposed development can be planned in coordination with the proposed development and that it is compatible in use.**

**Finding Met:** The proposed development has been designed with similar materials and site furnishings to be compatible with surrounding development and is in character with other uses in the area. Furthermore, the extension of Lamplighter Drive has been planned in coordination with other area development and will extend the roadway to make the vacant property to the east accessible for future development.

- (4) The proposed change to a Planned Unit Development District is in conformance with the general use intent of the area.**

**Finding Met:** The proposed development is in conformance with the general intent of the area. Multiple other residential developments are located along Lamplighter Drive.

- (5) Existing and proposed streets are suitable and adequate to carry anticipated traffic within the proposed district and in the vicinity of the proposed district.**

**Finding Met:** The proposed extension of Lamplighter Drive will be adequate to carry traffic generated by the proposed development.

- (6) Existing and proposed utility services are adequate for the proposed development.**

**Finding Met:** Proposed utility services are adequate for the proposed development.

- (7) Each phase of the proposed development, as it is proposed to be completed contains the required parking spaces, landscape and utility areas necessary for creating and sustaining a desirable and stable environment.**

**Finding Met:** The proposed development contains the required parking spaces, landscaping, and utility areas necessary to create a desirable environment.

- (8) The proposed Planned Unit Development District and all proposed buildings, parking spaces and landscape and utility areas can be completely developed within seven years of the establishment of the district, unless otherwise provided for by Council.

**Finding Met:** The proposed project, including the building, parking, landscaping, and utility areas can be completely developed within seven years.

**Recommendation(s):**

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan as submitted.